

29040 SW TOWN CENTER LOOP E

WILSONVILLE, OR



FOR LEASE - 6,845 SF

HIGHLIGHTS

Wilsonville is a fast-growing city of about 25,492. It has a diverse economy strengthened by leading firms in the high-tech industry and numerous warehousing and distribution facilities, including Xerox, Mentor Graphics, Flir Systems, Sysco, Orepac, and many others. Wilsonville is not only an economic engine for the region, but it is also a carefully planned city, with high-development standards, that draws residents, families, and businesses seeking an attractive, environmentally sensitive community.

- ▶ Co-tenant with US Foods Chef's Store.
- ▶ Nearby businesses include Fry's Electronics, Bullwinkle Family Fun Center, Safeway, Rite Aid, Dollar Tree, Ace Hardware and Fred Meyer.
- ▶ Close proximity to Clackamas Community College, Wilsonville Campus.
- ▶ Traffic Counts:
Interstate 5 - 131,771 ADT ('20)
SW Wilsonville Rd - 29,751 ADT ('20)



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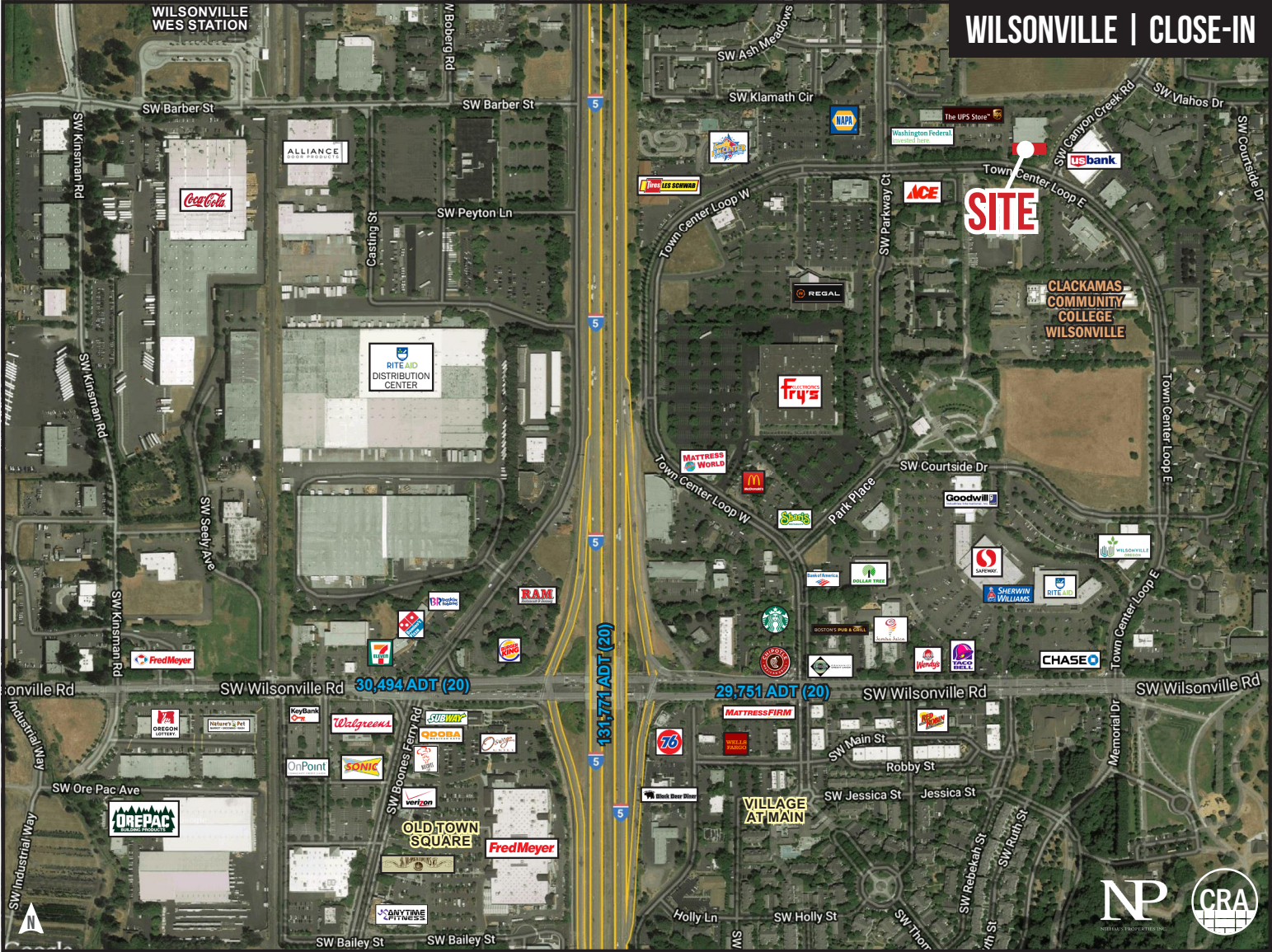


Niehaus Properties Inc
Commercial Real Estate

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CLOSE-IN AERIAL



**SITE PLAN
DEMOGRAPHICS**

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WILSONVILLE, OR**



Source: Regis - SitesUSA (2021)	1 MILE	3 MILE	5 MILE
2021 Estimated Population	10,749	29,600	72,167
Average HH Income	\$111,302	\$120,408	\$128,653
Median Home Value	\$465,898	\$502,019	\$499,662
Daytime Demographics 16+	11,234	30,376	63,118
Some College or Higher	79.0%	79.0%	77.4%

\$111,000+
Average Household Income

47%
Total Retail Expenditure



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.



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